

Saratoga Crossings

Dania Beach Housing Authority &
Atlantic Pacific Communities

Before Photo

Saratoga Apartments Public Housing



Before Photo

Saratoga Apartments Public Housing



After Photo

Saratoga Crossings



After Photo

Saratoga Crossings



Ruth White
Children's Resource
and Medical Center

The Annmarie Gundersen
Health and Wellness
Center

After Photo

Saratoga Crossings





Site Plan – Saratoga Crossings West and East

Development Timeline

CONSTRUCTION

AUGUST 2018 - DECEMBER 2019



LEASE UP

JULY 2019 – JANUARY 2020



STABILIZATION

DECEMBER 2020



Unit Mix and Affordability

Unit Type	Count	Square Footage	Rent Limit	Net Rents
1 BR	44	664	Elderly PBV	\$950
1 BR	53	664	30%-60% AMI	\$421-\$916
2 BR	52	919	30%-60% AMI	\$504-\$1,098
3 BR	23	1,228	30%-60% AMI	\$583-\$1,270
Total	172			

*Based on 2021 Florida Housing Finance Corporation Rents

Local Job Creation

Section 3, Minority/Women Business Enterprises Sub-contracted Work

Phase I: \$5,204,211 or 26.25%

Phase II: \$2,708,624 or 41.50%



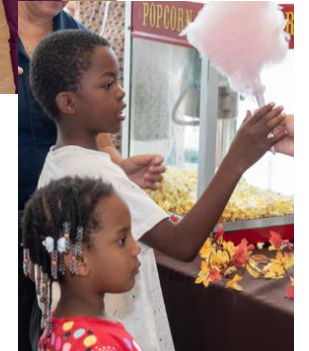
**100% of all the kitchen and bathroom cabinets
built and installed by Step-up Apprentices**

The Step-Up Apprenticeship Program provides jobs
and job training opportunities to low-income persons
and residents of public housing

A Place to Grow

Amenities

- ✓ Children's Indoor Play Center
- ✓ Furnished Community Center with Kitchen
- ✓ Nurse's Station
- ✓ Business Center with Computers, access to the Internet and Printer
- ✓ Library with books/magazines
- ✓ Fully equipped Fitness Center
- ✓ Laundry Facility
- ✓ On-site Property Management/Leasing Office
- ✓ Dania Beach Housing Authority New Headquarters
- ✓ Attractive Landscaping, Pedestrian Friendly Streetscape and Lighting
- ✓ National Green Building Standard – SILVER Certified Community
- ✓ New Addie Mae Chunn Fenced-in Park & Playground
- ✓ The "Patch" Farmers Market and Community Garden





The Dania Beach Housing Authority offers a wide variety of programs and affordable housing in the City of Dania Beach, FL. The role of the Dania Beach Housing Authority is to ensure safe, decent, and affordable housing; create opportunities for residents' self-sufficiency and economic independence; and assure fiscal integrity by all program participants. The Dania Beach Housing Authority provides public and voucher choice programs to the elderly, disabled, and extremely low-income residents.

The Housing Authority Executive Director and staff are overseen by the seven-member Board of Commissioners. The Board members are appointed by the Mayor of the City of Dania Beach and approved by the City Commission. For more information, visit www.daniabeachhousing.org.



Atlantic | Pacific Communities (A|P) is a national multifamily housing real estate company solely focused on, and fully dedicated to excellence in affordable housing. The A|P leadership team bring over 35 years of affordable housing experience, having raised over \$2.7 billion in capital and built over 12,760 affordable apartment homes. A|P Communities is owned by Atlantic|Pacific Companies, a fourth-generation, family-operated real estate firm, with nearly 1500 professionals, that builds and operates high quality housing to serve every income level.

A|P connects people, ideas and capital to help communities achieve their true potential. For more information, visit www.apcommunities.com.